

## **PROJECT NARRATIVE**

### **Collina E Vista**

a 12-lot subdivision  
SWC 118<sup>th</sup> & Jomax

This request is for approval of a 12-lot preliminary plat for a 38-acre site at the southwest corner of 118<sup>th</sup> Street & Jomax Road. The property is zoned R1-130 ESL and each lot will be in excess of 100,000 square feet in size. The site is bordered to the north (Desert Summit), the south (Yearling Estates) and to the east (vacant) by property also zoned R1-130 ESL. To the west is Parcel D @ Troon, zoned R1-10 ESL.

This subdivision will feature 12 large lots with generous building envelopes accessed via a gated entry. The entry gate is located behind a significant rock feature that is being preserved and dedicated as NAOS. The entry provides a one-way in, one-way out road system that wraps around the rock. This allows for a separation of subdivision traffic and preservation of the natural feature. This also provides a strong focal point for the entrance. Lots have been planned to preserve many of the site's natural features and to maximize views of regional landmarks such as: Four Peaks; Tom's Thumb; Troon Mountain and the McDowell Mountains. Boulder features and rock out-crops have been field walked and identified on the plan. These amenities are located outside building envelopes and will be preserved in Open Space. Thick, mature vegetation is located on the western portion of the property and helps buffer this development from the denser neighborhood to the west.

This application also includes a request for amended development standards. In summary:

- Amended standards have allowed greater flexibility in locating lots, roads and home sites around sensitive areas. This also results in greater separation from the more dense development to the west.
- Approval of amended standards does not increase density.
- Lot sizes within the R1-130 district average 126,000 s.f. or 2.9 acres.
- The largest lot is over 144,000 s.f. ; no lot is smaller than 100,000 s.f.
- 14.7 acres of NAOS are required, almost 20 acres are provided.
- Over half of the site is provided as NAOS
- Defined building envelopes establish NAOS
- No perimeter wall are proposed.

\* See justification for amended standards on the following page

**Justifications for Amended Development Standards:**

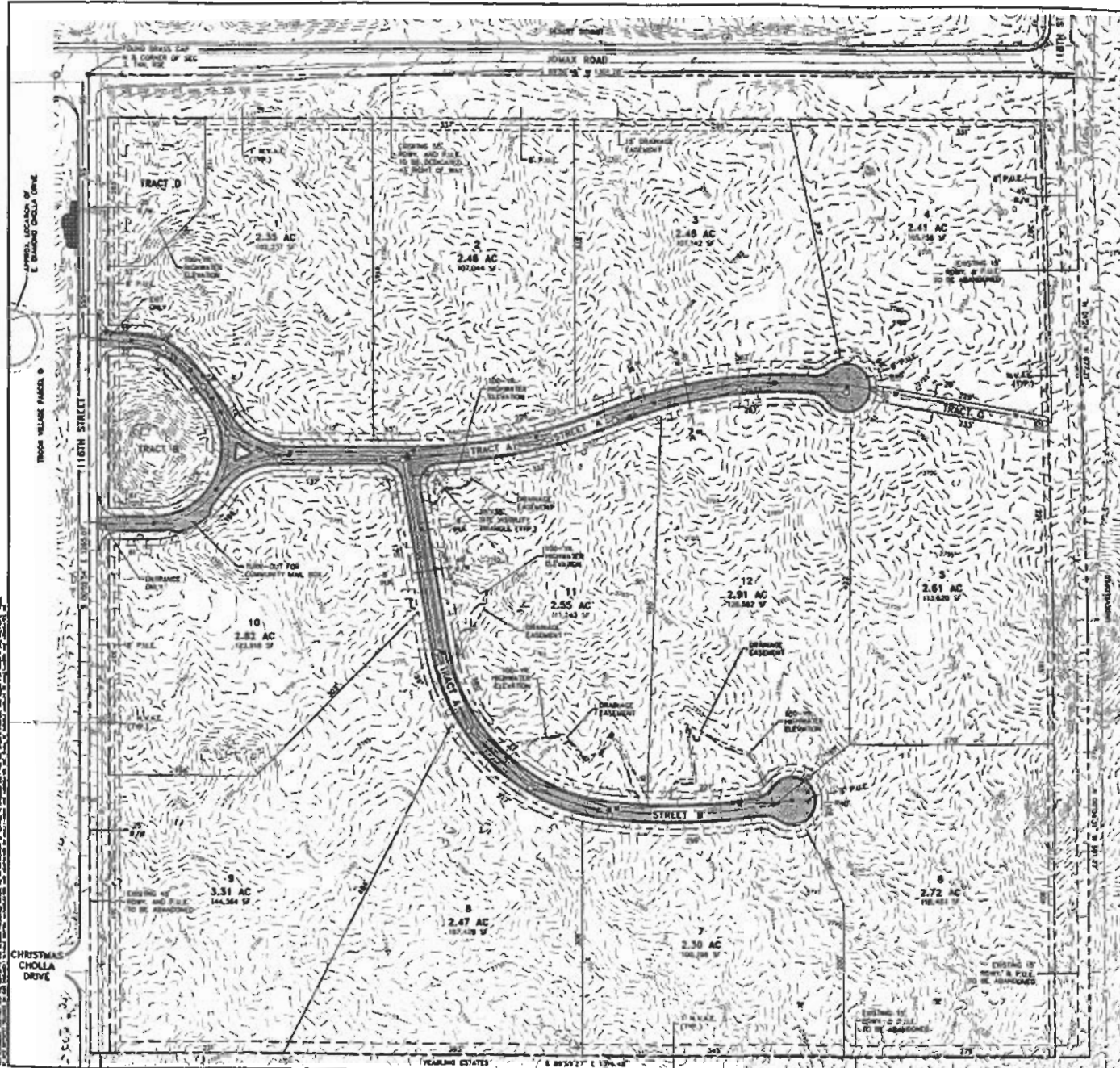
Per the Environmentally Sensitive Lands Ordinance, development standards may be reduced by 25%. This applied to lot sizes, lot widths, and building setbacks. This application meets the criteria to amend development standards as outlined in the zoning ordinance section:

(note, approval of the amended development standards will not increase density)

- A) Protect and preserve significant natural and visual resources:  
Significant rock outcropping can be found at the project's entrance and scattered throughout the site. Flexibility in lot sizes and design allow these features to be incorporated into the subdivision layout while being preserved for everyone's benefit, residents and neighbors alike.
- B) Conserve the character of the natural desert landscape:  
14.7 acres of NAOS are required, 19.54 acres are provided. Therefore over 50% of the site will be conserved and preserved as NAOS.
- C) Density will not increase with the use of amended development standards:  
The site is currently entitled to 12 units. 12 lots are proposed.
- D) Public Facilities (Trail):  
This plan provides a multi use public trail along 118<sup>th</sup> Street, its eastern boarder. The trail connects to the trail put in by development to the south, Yearling Estates. This trail will be fully accessible to the general public and is part of the City's Trails Master Plan. In addition, a trail will be provided along 116<sup>th</sup> Street as well.
- E) There will be no perimeter walls found on the edges of the community:  
Only thematic, decorative fencing/walls will be provided near the entry.  
Unlike the developments to the north & west, no perimeter walls are proposed.
- F) Increased Building Setbacks:  
There is a minimum building setback from the homes to the west of 125 feet.
- G) Minimize the impacts of development and construction on surrounding property:  
The lots will be developed as custom homes with the opportunity to direct some of the construction traffic to use Jomax Road. Internal roadways have been oriented to minimize disturbance yet, take advantage of the natural boulder features and landscape occurring on the site.
- H) Retain the visual character of the area:  
This large lot subdivision includes; excess open space; boulder feature preservation; minimal grading; and limited building heights. Combine these with requirements of the revised ESLO and the result is a sensitive development that retains the character of the area.
- I) Creative and sensitive planning and design:  
The variety of lot sizes and shapes create a unique layout that takes full advantage of the features of the property. Roads and lots were planned around rock outcrops, mature vegetation and washes. Views of surrounding landscape are maximized as disturbance of the existing desert is minimized.

14-PP-2004

REV: 8/13/04



**ENGINEER**

HALEY-HORN & ASSOCIATES  
2600 NORTH 15TH STREET, SUITE 200  
PHOENIX, ARIZONA 85020  
TELEPHONE: (602) 964-5300  
FAX: (602) 964-5301  
CONTACT: BERTHARD J. HAUSER, P.E.

**OWNER/DEVELOPER**

WILSON FAMILY TRUST  
C/O LAND DEVELOPMENT SERVICE, L.P.  
4413 NORTH MOUNTAIN ROAD, SUITE 5  
SCOTTSDALE, ARIZONA 85251  
TELEPHONE: (480) 949-2000  
FAX: (480) 949-2001  
CONTACT: JOHN WILSON, PRES.

**SURVEYOR**

WILSON SURVEY  
2600 NORTH 15TH STREET, SUITE 210  
PHOENIX, ARIZONA 85020  
TELEPHONE: (602) 970-1827  
FAX: (602) 970-1828  
CONTACT: JOHN WILSON, PRES.

**UTILITIES**

WATER & SEWER CITY OF SCOTTSDALE  
ELECTRIC APS  
TELEPHONE: (602) 970-1827  
CABLE T.V. SOUTHWEST GAS CO.  
CABLE COMMUNICATIONS

**TRACT TABLE**

TRACT	AREA
TRACT A: PAVING ROADWAYS	10.68 AC
TRACT B: COMMON AREA/ALLEY	2.88 AC
TRACT C: WATERWAY	4.82 AC
TRACT D: WETLAND	21.88 AC

**ZONING**

R-130 ETL  
MINIMUM LOT AREA  
100,000 SF (2,300 SF)

MINIMUM LOT WIDTH  
100' (100')

**REMARKS**

FRONT YARD SET  
SIDE YARD SET  
REAR YARD SET

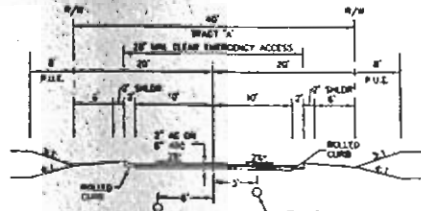
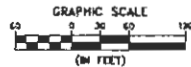
ANY EXEMPTIONS TO THE ABOVE STATED YARD REQUIREMENTS SHALL BE MADE IN ACCORDANCE WITH THE GENERAL PROVISIONS AS SET FORTH IN ARTICLE VI FOR THE CITY OF SCOTTSDALE CODE OF ORDINANCES.

REMARKS IN PARENTHESES INDICATE AN ALLOWABLE ADJUSTMENT OF 25% LESS THAN THE MINIMUM REQUIREMENT.

**GENERAL LEGEND**

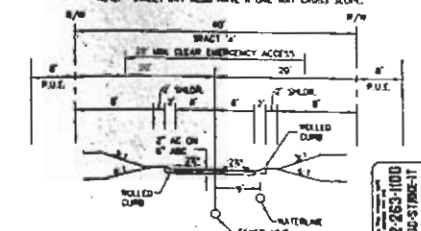
- SURVEY MONUMENT
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- ROADWAY AND PUBLIC UTILITY EASEMENT
- PLANNING BOUNDARY
- 100-FOOT MINIMUM ELEVATION
- EXISTING GROUND CONTOUR
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- SEWER MANHOLE
- DEDICATED RIGHTS FOR ROCK OUTCROPPINGS/FEATURES

NOTE: HALF STREET IMPROVEMENTS TO 118TH STREET INCLUDE IMPROVING THE ROAD TO THE ALLIANCE COLLECTOR STANDARDS AND PROVIDING AN 8 FOOT SIDE DECK/DEVELOPED GRASSY PLEASANT PARK ALONG THE EXISTING 118TH STREET FRONTAGE (WITHIN THE 25' R.O.W.).



**PRIVATE RESIDENTIAL STREET**

NOTE: STREET MAY ALSO HAVE A ONE WAY CROSS SLOPE.



**ENTRANCE/EXIT DRIVES**

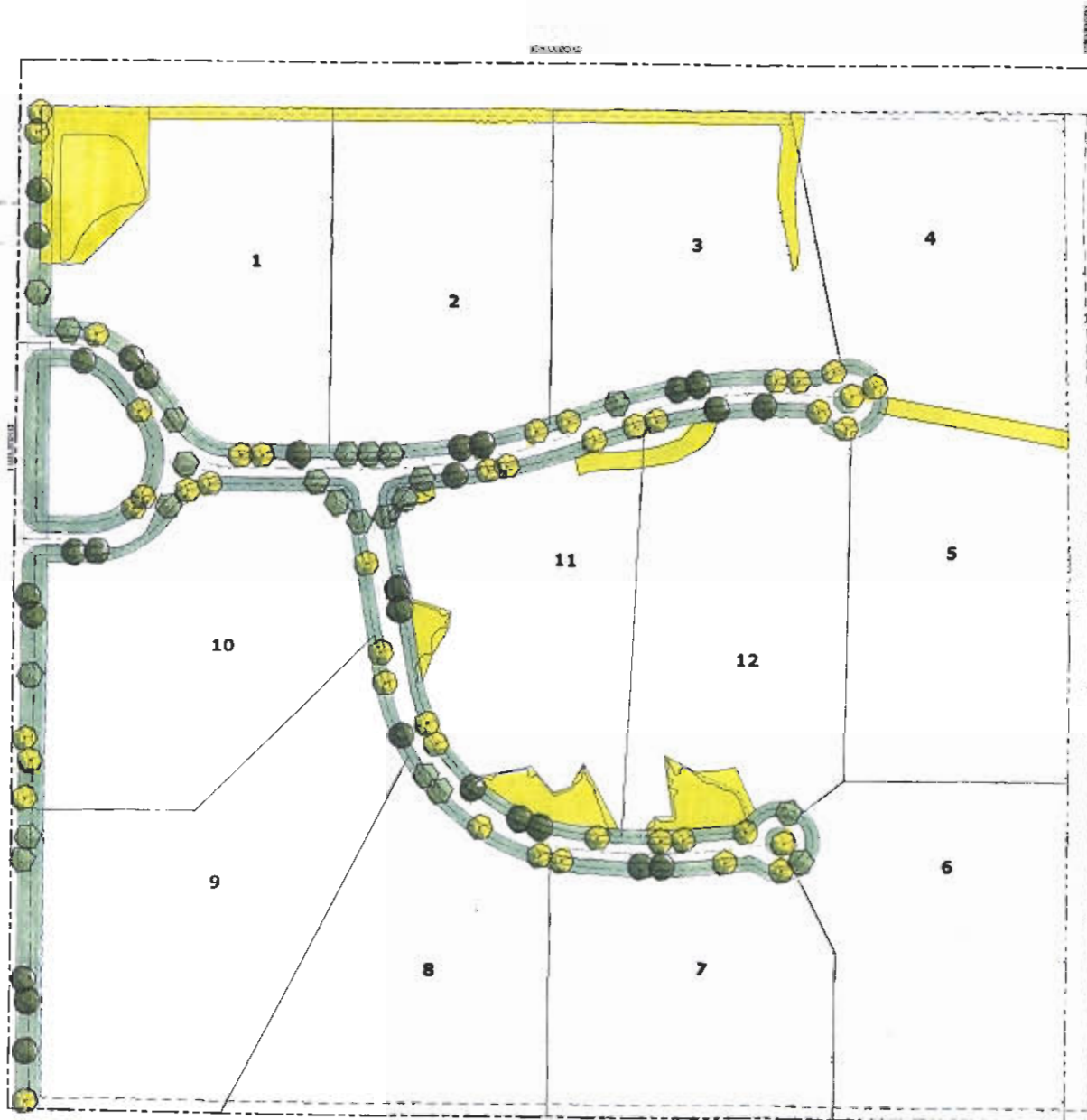
NOTE: STREET MAY ALSO HAVE A ONE WAY CROSS SLOPE.

**Kimley-Horn and Associates, Inc.**  
2600 NORTH 15TH STREET, SUITE 200  
PHOENIX, ARIZONA 85020  
TELEPHONE: (602) 964-5300  
FAX: (602) 964-5301  
CONTACT: BERTHARD J. HAUSER, P.E.

**118TH STREET & JONAX RD.**  
**PRELIMINARY PLAT**  
**COLLINA E VISTA**  
SCOTTSDALE, ARIZONA

PROJECT NO. 09135000  
DATE: JULY 2004

1 OF 1



## 118th Street/Jomax

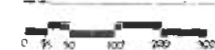
Scottsdale, Arizona

prepared for Walker Family Trust.

## Conceptual Landscape

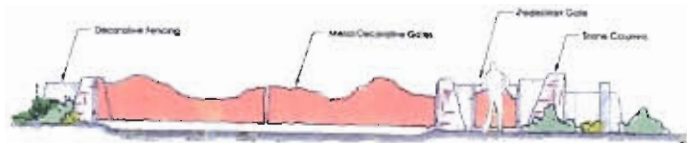
All areas disturbed due to infrastructure construction will be revegetated. Salvaged trees, saplings, acollies and small cacti will be replanted on-site to match existing densities. In addition, a palette of plant species to the region will be used to complete the revegetation. The planted area will last predominantly along the road right-of-way. As the entrance to the site, enhancement plants will be used to provide additional color and texture to the entries. Revegetated landscapes will be placed on a temporary irrigation system until it is established.

- [illegible]



www.bjw.tj.10004





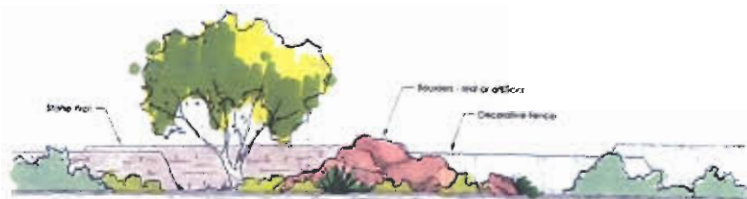
Entry Gates



Key Pad/Entry Wall



Entry Sign

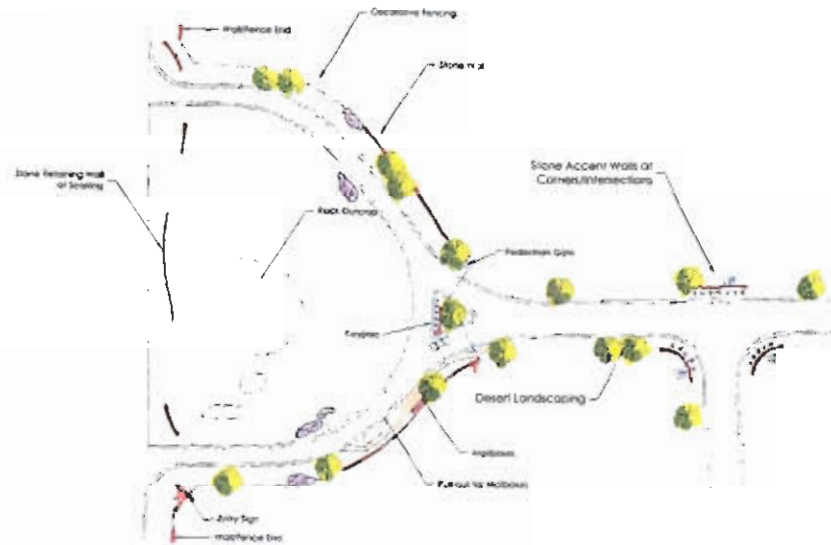


Walls Along Entry Drive

## 118th Street/Jomax

Scottsdale, Arizona

Prepared for: Walker Family Trust



### Conceptual Walls

There is no perimeter wall proposed for this project. Decorative walls and fencing accent the entry drive. A signage feature on 118th Street will identify the project. Entry gates will be located off of 118th Street. A mailbox and pull out will be placed just outside the entry gates. Wall and fence colors will meet all EIR requirements.